



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 31, 2005

IN REPLY PLEASE
REFER TO FILE:

MP-6
100.042

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**SAWTELLE-WESTWOOD FLOOD CONTROL SYSTEM-SEPULVEDA CHANNEL
PARCELS 46EX.15, 124EX.2, ET AL., AND 132EX
SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES
SUPERVISORIAL DISTRICT 2
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find these transactions categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Sawtelle-Westwood Flood Control System-Sepulveda Channel, Parcel 46EX.15 (221 square feet), Parcels 124EX.2, 125EX, 126EX, 127EX.3, and 149EX (collectively 1,901 square feet), and Parcel 132EX (684 square feet), located behind the single-family residences on Coolidge Avenue, Biona Drive, and McLaughlin Avenue, respectively, in the City of Los Angeles, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize these sales to the adjacent properties owners as follows:
 - (a) Parcel 46EX.15 to Jerzy George and Zofia Hrymoc, for \$1,900.

- (b) Parcels 124EX.2, 125EX, 126EX, 127EX.3, and 149EX to Mark Lester Harris and Lynn B. McCullough, for \$16,150.
 - (c) Parcel 132EX to Marco S. and Linda Marie Subias, for \$5,815.
4. Instruct the Chair to sign the enclosed Quitclaim Deeds and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

These actions will allow the District to sell parcels of surplus property along Sawtelle-Westwood Flood Control System-Sepulveda Channel to the adjacent property owners, Jerzy George and Zofia Hrymoc (Parcel 46EX.15), Mark Lester Harris and Lynn B. McCullough (Parcels 124EX.2, 125EX, 126EX, 127EX.3, and 149EX), and Marco S. and Linda Marie Subias (Parcel 132EX).

The District acquired fee title to these parcels as part of the land needed for the Sawtelle-Westwood Flood Control System-Sepulveda Channel project. Construction has been completed, and the subject parcels lie outside of the required right of way. The adjacent property owners, who requested to purchase these properties, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

These actions are consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenues from these sales will be used for flood control purposes. Furthermore, these sales will eliminate the need to maintain the properties and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling prices for the subject parcels total \$23,865, which represent the market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sales was submitted to the City of Los Angeles' Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received

within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sales are in conformance with the adopted General Plan.

Parcels 46EX.15, 124EX.2, 125EX, 126EX, 127EX.3, 132EX, and 149EX are no longer needed for the purposes of the District. These sales are not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deeds do not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deeds have been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

These transactions are categorically exempt from CEQA, as specified in Section 15312 of the State CEQA Statutes and Guidelines, and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

These actions are in the District's best interest. Enclosed are an original and two duplicates of three Quitclaim Deeds. Please have the originals and duplicates of each signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the three executed originals and one duplicate of each to this office, retaining one duplicate of each for your files.

The Honorable Board of Supervisors
March 31, 2005
Page 4

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

AT:bw
P6:63DBRDLTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

WHEN RECORDED
MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Mr. and Mrs. Jerzy G. Hrymoc
3658 Coolidge Avenue
Los Angeles, CA 90066-3310

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
4234-012-912 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to JERZY GEORGE HRYMOC and ZOFIA HRYMOC, husband and wife, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

**SAWTELLE-WESTWOOD FLOOD CONTROL
SYSTEM-SEPULVEDA CHANNEL 46EX.15**
100-RW 2.1
S.D. 2 M0321017

KDR:in:P:Conf:qcdSAWTELLE46EX.15.doc

By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By _____
Deputy

APPROVED as to title and execution, _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division Supervising Title Examiner By _____

EXHIBIT A

**SAWTELLE-WESTWOOD
FLOOD CONTROL SYSTEM-
SEPULVEDA CHANNEL 46EX.15**

100-RW 2.1

A.P.N. 4234-012-912 (portion)

T.G. 672(D3)

I.M. 114-157

S.D. 2

M0321017

LEGAL DESCRIPTION

PARCEL NO. 46EX.15 (Quitclaim of a portion of fee):

The generally westerly 3.00 feet of Lot 125, Tract No. 16761, as shown on map recorded in Book 422, pages 8, 9 and 10, of Maps, in the office of the Recorder of the County of Los Angeles.

EXCEPTING therefrom that portion lying northerly of the easterly prolongation of the northerly line of Lot 49 of said Tract.

Containing: 221 ± square feet.

WHEN RECORDED
MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Ms. Lynne McCullough
Mr. Mark Harris
11491 Biona Drive
Los Angeles, CA 90066-3333

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
4234-011-909 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to MARK LESTER HARRIS, a single man, and LYNN B. MCCULLOUGH, a single woman, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

**SAWTELLE-WESTWOOD FLOOD CONTROL
SYSTEM SEPULVEDA CHANNEL 124EX.2**
Includes Parcels 125EX, 126EX, 127EX.3, and
149EX
S.D. 2 M0421005

KDR:in:qcdSAWTELLE124EX.2.doc

By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By _____
Deputy

APPROVED as to title and execution, _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division Supervising Title Examiner By _____

EXHIBIT A

SAWTELLE-WESTWOOD FLOOD CONTROL SYSTEM

SEPULVEDA CHANNEL 124EX.2

Includes Parcel Nos. 125EX, 126EX,
127EX.3 and 149EX

100-RW 2.1
A.P.N. 4234-011-909(por.)
T.G. 672(D3)
I.M. 21(D5)
S.D. 2
M0421005

LEGAL DESCRIPTION

PARCEL NOS. 124EX.2, 125EX, 126EX, 127EX.3 and 149EX (Quitclaim of portions of
Fee):

Those portions of Lots 8, 9, 20, 21 and 22, Block B, Tract No. 7919, as shown on map recorded in Book 103, pages 8, 9 and 10, of Maps, in the office of the Recorder of the County of Los Angeles, within the described boundaries:

Beginning at the southwesterly corner of Lot 7, Tract No. 19428, as shown on map recorded in Book 538, pages 39 and 40, of said Maps; thence along the westerly prolongation of the southerly line of said Lot 7, North 86° 26' 20" West 15.15 feet; thence North 1° 39' 33" East 210.01 feet to that certain course having a bearing of South 86° 18' 33" West and passing through the northwesterly corner of said Lot 7; thence along said certain course North 86° 18' 33" East 17.09 feet to said northwesterly corner; thence along the westerly boundary of said Lot 7, South 3° 41' 27" East 15.00 feet; thence South 3° 33' 40" West 98.69 feet to the point of beginning.

Containing: 1901± square feet

MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Mr. and Mrs. Marco Subias
3746 McLaughlin Avenue
Los Angeles, CA 90066

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number
4234-011-906 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to MARCO S. SUBIAS and LINDA MARIE SUBIAS, husband and wife as community property, all its right, title, and interest in and to the real property in The City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

SAWTELLE-WESTWOOD FLOOD CONTROL SYSTEM- SEPULVEDA CHANNEL 132 EX 100-RW 2.1 S.D. 2	M0521006
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By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By _____
Deputy

APPROVED as to title and execution, _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division Supervising Title Examiner By _____

EXHIBIT "A"

**SAWTELLE-WESTWOOD
FLOOD CONTROL SYSTEM-
SEPULVEDA CHANNEL 132EX**
100-RW 2.1
A.P.N. 4234-011-906 (Portion)
T.G. 672 (D3)
I.M. 114-157
S.D. 2
M0521006

LEGAL DESCRIPTION

PARCEL 132EX (Quitclaim of portion of fee):

That portion of that part of Lot 35, Block A, Tract No. 7919, as shown on map filed in Book 103, pages 8, 9 and 10, of Maps, in the office of the Recorder of the County of Los Angeles, described as PARCEL 132, in a Final Order of Condemnation, had in Superior Court Case No. 573658, a certified copy of which is recorded in Book 39343, page 246, of Official Records, in the office of the said Recorder, within the following described boundaries:

Beginning at a point in the southeasterly line of said Lot 35, said point being distant along said southeasterly line, North 55°33'47" East 13.69 feet from the intersection of said southeasterly line with the westerly line of said PARCEL 132; thence southwesterly along said southeasterly line, a distance of 13.69 feet to said westerly line; thence northerly along said westerly line, a distance of 60.34 feet to the northwesterly line of said lot; thence northeasterly along said northwesterly line, a distance of 13.69 feet; thence southerly in a direct line to the point of beginning.

Containing: 684± s.f.